

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

December 15, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Byron Goynes, Vice-Chairperson
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the minutes of the **November 3, 2005** and **November 17, 2005** Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

1. ANX-10156 - ANNEXATION - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES - OWNER: USA, ET AL - Petition to Annex properties generally located west of CC-215 and east of the Puli Road alignment, containing approximately 205 acres (APNs 126-36-101-007, 008, 126-25-201-002 and 126-36-101-001, 126-25-401-006, 007, and 126-36-201-001, 126-25-201-009), Ward 6 (Ross).
2. VAC-10222 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate Public Rights of Way generally located at the north east corner of Gowan Road and Hualapai Way, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

3. ABEYANCE - GPA-9138 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 166 acres generally located north of Grand Teton Drive between Hualapai Way and Fort Apache Road (APNs Multiple), Ward 6 (Ross).

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4. **ABEYANCE - RENOTIFICATION - GPA-7323 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Weekly).
5. **ZON-7470 - REZONING RELATED TO GPA-7323 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Weekly).
6. **WVR-10086 - WAIVER RELATED TO GPA-7323, ZON-7470, AND VAR-7535 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG** - Request for a Waiver of Title 18.12.160 TO ALLOW 145 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM INTERSECTION OFFSET ALLOWED at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).
7. **VAR-7535 - VARIANCE RELATED TO GPA-7323 AND ZON-7470 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG** - Request for a Variance TO ALLOW A 2.8-ACRE R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT WHERE FIVE ACRES IS THE MINIMUM SITE AREA REQUIRED at the southwest corner of Lake Mead Boulevard and Michael Way (APN 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).
8. **SDR-7473 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-7323, ZON-7470, VAR-7535, AND WVR-10086 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT, LLC. - OWNER: IN SUP SONG AND YONG JA SONG** - Request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.8 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 5 (Weekly).

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9. **ABEYANCE - RENOTIFICATION - GPA-9144 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).
10. **ABEYANCE - RENOTIFICATION - ZON-9141 - REZONING RELATED TO GPA-9144 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).
11. **ABEYANCE - RENOTIFICATION - VAR-9143 - VARIANCE RELATED TO GPA-9144 AND ZON-9141 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for a Variance TO ALLOW 22,205 SQUARE FEET OF OPEN SPACE WHERE 59,677 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).
12. **ABEYANCE - RENOTIFICATION - VAC-9540 - VACATION RELATED TO GPA-9144, ZON-9141, AND VAR-9143 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Petition to Vacate the portion of Tina Lane west of Rebecca Road, Ward 6 (Ross).
13. **ABEYANCE - RENOTIFICATION - SDR-9142 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9144, ZON-9141, VAC-9540 AND VAR-9143 -PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for a Site Development Plan Review FOR A 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).

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14. ABEYANCE - ZON-9367 - REZONING - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011 and 017), Ward 6 (Ross).
15. ABEYANCE - SDR-9587 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9367 - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT, LLC - OWNER: VIDA FALATOON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross).
16. ABEYANCE - RENOTIFICATION - ZON-9871 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PHYLLIS M. FRIAS MANAGEMENT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 1.31 acres on the east side of Kevin Way, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), Ward 6 (Ross).
17. ABEYANCE - RENOTIFICATION - SDR-9872 - PUBLIC HEARING - APPLICANT/OWNER: PHYLLIS M. FRIAS MANAGEMENT TRUST - Request for a Site Development Plan Review FOR A PROPOSED 10,191 SQUARE FOOT RETAIL DEVELOPMENT AND WAIVERS OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND A WAIVER TO ALLOW 15% OPEN SPACE WHERE THE TOWNCENTER DEVELOPMENT STANDARDS REQUIRE 20% OPEN SPACE on 1.31 acres on the east side of Kevin Street, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross).

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18. **ABEYANCE - MOD-9731 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Major Modification to amend a portion of the Town Center Land Use Plan FROM: GC-TC (GENERAL COMMERCIAL-TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE-TOWN CENTER) on 4.23 acres adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), Ward 6 (Ross).
19. **ABEYANCE - SUP-9732 - SPECIAL USE PERMIT RELATED TO MOD-9731 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
20. **ABEYANCE - SUP-9733 - SPECIAL USE PERMIT RELATED TO MOD-9731 AND SUP-9732 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB TO BE LOCATED WITHIN A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
21. **ABEYANCE - SDR-9729 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-9731, SUP-9732, AND SUP-9733 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 72,964 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 23,519 SQUARE FEET OF RETAIL/RESTAURANT SPACE AND 33 RESIDENTIAL UNITS AND WAIVER OF THE BUILD-TO-LINE REQUIREMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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22. ABEYANCE - RENOTIFICATION - SUP-8647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
23. ABEYANCE - RENOTIFICATION - SDR-8653 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-8647 - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT IN AN 11-STORY BUILDING CONSISTING OF 34 LOFT RESIDENTIAL UNITS AND 9,840 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND FOR WAIVERS OF STEPBACK REQUIREMENTS on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
24. ABEYANCE - RENOTIFICATION - SUP-5894 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
25. SUP-10422 - SPECIAL USE PERMIT RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN A PROPOSED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
26. SUP-10423 - SPECIAL USE PERMIT RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED RESTRICTED GAMING USE WITHIN A PROPOSED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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27. ABEYANCE - RENOTIFICATION - SDR-5893 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5894, SUP-10422 AND SUP-10423 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC. - Request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING RESTRICTION AND A SEPARATION DISTANCE OF ZERO FEET WHERE A 330-FOOT SEPARATION DISTANCE FROM RESIDENTIAL USES IS REQUIRED on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
28. ABEYANCE - RENOTIFICATION - SUP-9159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).
29. ABEYANCE - RENOTIFICATION - SDR-9153 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9159 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55-STORY, 833 SQUARE-FOOT MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS, STREETSCAPE REQUIREMENTS, AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).
30. ZON-10117 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC. - Request for a Rezoning FROM: R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE) TO: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) on 6.84 acres at 6701 Del Rey Avenue (APN 163-02-202-010), Ward 1 (Tarkanian).

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31. ABEYANCE - RENOTIFICATION - SDR-8032 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10117 - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 6.84 acres at the southwest corner of Del Rey Avenue and Redwood Street (APN 163-02-202-010), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone [PROPOSED: R-PD19 (Residential Planned Development - 19 Units Per Acre) Zone], Ward 1 (Tarkanian).
32. ABEYANCE - RENOTIFICATION - GPA-9146 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend section 3.4.3(B) of the Centennial Hills Sector Plan TO ALLOW FOUR-STORY BUILDINGS WITHIN THE SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation] subject to certain conditions, Ward 6 (Ross). **NOTE: THIS APPLICATION HAS BEEN MODIFIED TO SX-TC (SUBURBAN MIXED USE – TOWN CENTER).**
33. ABEYANCE - MOD-9918 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - Request for a Major Modification of section A3D of the Town Center Development Standards Manual TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED UNDER CERTAIN CONDITIONS in the T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation], Ward 6 (Ross).
34. ABEYANCE - ZON-9908 - REZONING - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - OWNER: SHIRON CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: [T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 20.12 acres adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 through 008 and 125-22-405-002), Ward 6 (Ross).
35. ABEYANCE - SUP-9921 - SPECIAL USE PERMIT RELATED TO ZON-9908 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - Request for a Special Use Permit FOR A FOUR STORY MIXED USE DEVELOPMENT adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 thru 008 and 125-22-405-002), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).

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36. **ABEYANCE - WVR-10082 – WAIVER RELATED TO ZON-9908 AND SUP-9921 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Request for a Waiver of Title 18.12.130 TO ALLOW A 230 FOOT LENGTH FOR PRIVATE STREETS WHERE 150 FEET ARE REQUIRED; Title 18.12.105 TO ALLOW A 18 FOOT PRIVATE DRIVE WHERE 24 FEET IS REQUIRED; Title 18.12.100 TO ALLOW A 24 FOOT PRIVATE STREET WHERE 37 FEET IS REQUIRED AND Title 18.12.160 TO ALLOW A 180 FOOT OFFSET WHERE 220 FEET IS REQUIRED on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard, (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
37. **ABEYANCE - SDR-9913 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9908, SUP-9921 AND WVR-10082 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 725 CONDOMINIUM; 65 TOWNHOME RESIDENTIAL DEVELOPMENT WITH 35,700 SQUARE FEET OF COMMERCIAL FLOOR AREA; 58,000 SQUARE FEET OF OFFICE FLOOR AREA; AND 15,000 SQUARE FEET OF RESTAURANT FLOOR AREA; AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 35.70 acres on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
38. **ABEYANCE - VAC-9922 - VACATION RELATED TO ZON-9908, SUP-9921, WVR-10082 AND SDR-9913- PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Petition to Vacate a portion of the north half of Centennial Parkway extending west approximately 1605 feet and a portion of the east half a John Herbert Boulevard north of the Centennial Parkway alignment, Ward 6 (Ross).
39. **ABEYANCE - VAC-9923 - VACATION TO ZON-9908, SUP-9921, WVR-10082, SDR-9913 AND VAR-9922 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Petition to Vacate a portion of a 60 foot public right-of-way generally located on Darling Road between John Herbert Boulevard and Tioga Way, Ward 6 (Ross).

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40. ABEYANCE - MOD-10024 - MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Major Modification to the Lone Mountain Master Plan to add Financial Institution, Specified to section 2.4 as a permitted use in VC (Village Commercial) by means of a Special Use Permit, Ward 4 (Brown).
41. ABEYANCE - SUP-9759 - SPECIAL USE PERMIT RELATED TO MOD-10024 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM EXISTING RESIDENTIAL DEVELOPMENTS at 3390 Novat Street (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
42. ABEYANCE - RENOTIFICATION - SUP-9493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WALMART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND A WAIVER FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND TO EXTEND THE HOURS OF OPERATION FROM 8:00 A.M. TO 11:00 P.M. TO 24-HOUR SERVICE at 6310 West Charleston Boulevard (APN 138-35-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
43. ABEYANCE - RENOTIFICATION - SUP-9863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HERMAN THROWER - OWNER: CONSTRUCTION GROUP, INC. - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 2187 North Decatur Boulevard, Suite #140 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
44. VAR-10226 - VARIANCE - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 48 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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45. ABEYANCE - RENOTIFICATION - SUP-9617 - SPECIAL USE PERMIT RELATED TO VAR-10226 - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN AN EXISTING CONVENIENCE STORE at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
46. ABEYANCE - ROR-9375 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC - Required One-Year Review of an Approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
47. ABEYANCE - ROR-9376 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: WORD OF LIFE CHRISTIAN CENTER, INC. - Request for a Required Two-Year Review of an approved Special Use Permit (U-0027-93) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4800 Alpine Place (APN 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
48. ABEYANCE - SDR-9197 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PERRY CHAMANI - Request for a Site Development Plan Review FOR A PROPOSED 11,540 SQUARE-FOOT RETAIL CENTER AND WAIVERS TO ALLOW NO SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED; OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND OF THE BUILDING PLACEMENT REQUIREMENT on 1.22 acres at the northeast corner of Rancho Drive and Donnie Avenue (APN 138-12-810-006, 007 and 008), C-2 (General Commercial) Zone, Ward 6 (Ross).
49. ABEYANCE - RENOTIFICATION - MSH-8656 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO UPDATE STREET RIGHT-OF WAY CLASSIFICATIONS for the streets generally described as follows: Bonneville Avenue and Clark Avenue, between Martin L. King Boulevard and Sixteenth Street; Casino Center Boulevard and Third Street, between Coolidge Avenue and Las Vegas Boulevard; "D" Street/ "F" Street/City Parkway Connector, between McWilliams Avenue and Grand Central Parkway; and Grand Central Parkway, between City Parkway and Sahara Avenue, Wards 1 (Tarkanian), Ward 3 (Reese), and Ward 5 (Weekly).

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50. ZON-9925 - REZONING - PUBLIC HEARING - APPLICANT: AHERN RENTALS - OWNER: DON AND PAUL, LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL) on a portion of 8.69 acres on the south side of Bonanza Road, approximately 475 feet west of Martin L. King Boulevard (APNs 139-28-401-002, 003 and a portion of 139-28-411-001), Ward 5 (Weekly).
51. ZON-9961 - REZONING - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), Ward 5 (Weekly).
52. VAR-10093 - VARIANCE RELATED TO ZON-9961 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 42 FEET WHERE 57 FEET IS THE MINIMUM SETBACK REQUIRED on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
53. VAR-10095 - VARIANCE RELATED TO ZON-9961 AND VAR-10093 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 35 PARKING SPACES IS THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED RETAIL BUILDING on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
54. SDR-10092 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9961, VAR-10093, AND VAR-10095 - PUBLIC HEARING - APPLICANT: SCOTT GEARING - OWNER: 2300 N. DECATUR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,999 SQUARE-FOOT RETAIL BUILDING AND WAIVERS TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A 5-FOOT CORNER SIDEYARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED; TO ALLOW NO SEPARATION OF A TRASH ENCLOSURE FROM RESIDENTIAL USE WHERE 50-FEET IS THE MINIMUM REQUIRED; AND FOR A REDUCTION OF PARKING LOT PERIMETER LANDSCAPE REQUIREMENTS on 0.56 acres at 2300 North Decatur Boulevard (APN 138-24-511-036), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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55. SUP-9896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINNACLE ARCHITECTURAL STUDIO, INC. - OWNER: DENVER SQUARE TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1147 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Reese).
56. SDR-9897 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9896 - PUBLIC HEARING - APPLICANT: PINNACLE ARCHITECTURAL STUDIO, INC. - OWNER: DENVER SQUARE TRUST - Request for a Site Development Plan Review 324-FOOT TALL, 26-STORY MIXED-USE DEVELOPMENT WITH 178 RESIDENTIAL UNITS, 10,980 SQUARE FEET OF RETAIL SPACE, AND 42,500 SQUARE FEET OF OFFICE SPACE; AND WAIVERS OF THE UPPER FLOOR STEP BACK REQUIREMENT AND STREETScape STANDARDS at 1147 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Reese).
57. SUP-10128 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
58. SUP-10129 - SPECIAL USE PERMIT RELATED TO SUP-10128 - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
59. SDR-10127 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10128 AND SUP-10129 - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL CENTRE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT RESTRICTED GAMING USE AND LIQUOR ESTABLISHMENT (TAVERN) on 1.96 acres adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).

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60. **SUP-10149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC** - Request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH FACILITY at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
61. **SDR-10148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10149 - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC** - Request for a Site Development Plan Review FOR A DRIVE THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED 4,975 SQUARE-FOOT CONVENIENCE STORE, A 4,071 SQUARE-FOOT CARWASH (AUTOMATIC), AND A 1,748 SQUARE-FOOT AUTOMOBILE MAINTENANCE FACILITY (OIL AND LUBE) on 1.87 acres at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
62. **VAR-10409 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A SEPARATION DISTANCE OF 610 FEET WHERE 750 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FROM AN EXISTING OFF-PREMISES ADVERTISING (BILLBOARD) SIGN; TO ALLOW A HEIGHT OF 50.5 FEET WHERE 40 FEET IS THE MINIMUM HEIGHT ALLOWED; AND TO ALLOW A SIGN FACE AREA OF 1,200 SQUARE FEET WHERE 672 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR A PROPOSED OFF-PREMISES ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
63. **SUP-10134 - SPECIAL USE PERMIT RELATED TO VAR-10409 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC** - Request for a Special Use Permit FOR A PROPOSED 50.5-FOOT TALL, 20-FOOT BY 60-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).

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64. **MSP-10136 - MASTER SIGN PLAN RELATED TO VAR-10409 AND SUP-10134 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC** - Request for an amendment to an approved Master Sign Plan (MSP-0007-02) FOR A PROPOSED 109,370 SQUARE-FOOT EXPANSION OF A COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
65. **SDR-10131 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10409 AND SUP-10134 - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A FIVE-STORY PARKING GARAGE WITH 500 PARKING SPACES, A FOUR-STORY PARKING GARAGE WITH 1,115 PARKING SPACES, AND FOUR ONE-STORY RETAIL BUILDINGS WITH 109,370 SQUARE FEET OF COMMERCIAL FLOOR SPACE ADDED TO AN EXISTING COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).
66. **SUP-10146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RENZI DEVELOPMENT - OWNER: S W DESERT PROPERTIES, LLC., ET AL** - Request for a Special Use Permit FOR A PROPOSED 776-FOOT BUILDING IN THE AIRPORT OVERLAY at 1209 South Third Street (APN 162-03-110-005 through 010), R-4 (high Density Residential) Zone, Ward 1 (Tarkanian).
67. **SUP-10230- SPECIAL USE PERMIT RELATED TO SUP-10146 - PUBLIC HEARING - APPLICANT: RENZI DEVELOPMENT - OWNER: SW DESERT PROPERTIES, LLC., ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1209 South Third Street (APN 162-03-110-005 through 010), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).
68. **SDR-10143 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10146 AND SUP-10230 - PUBLIC HEARING - APPLICANT: RENZI DEVELOPMENT - OWNER: S W DESERT PROPERTIES, LLC., ET AL** - Request for a Site Development Plan Review FOR A 68-STORY MIXED-USE DEVELOPMENT CONSISTING OF 1,011 RESIDENTIAL UNITS AND 9,260 SQUARE FEET OF RETAIL SPACE; AND WAIVERS OF THE DOWNTOWN STREETScape AND STEPBACK STANDARDS on 1.30 acres at 1209 South Third Street (APN 162-03-110-005 through 010), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).

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69. **VAR-10070 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FRED L. AND SUSAN G. BENNETT** - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 35 FEET WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.46 acres at 8321 West Hammer Lane (APN 125-33-201-004), R-E (Residence Estates) Zone, Ward 6 (Ross).
70. **VAR-10094 - VARIANCE - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: SONOMA PALMS, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT HIGH SOLID BLOCK WALL WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD AREA on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APNs 138-13-101-002, 003 and 004), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
71. **VAR-10125 - VARIANCE - PUBLIC HEARING - APPLICANT: BARRY'S BOXING CENTER - OWNER: DENNIS A. GOMEZ AND DOROTHY GOLISH-GOMEZ** - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 38 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR AN EXISTING COMMERCIAL BUILDING on 0.30 acres at 2664 Highland Drive (APN 162-09-110-027), M (Industrial) Zone, Ward 1 (Tarkanian).
72. **VAR-10141 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: U.S. HOME CORPORATION** - Request for a Variance TO ALLOW A LOT SIZE OF 10,720 SQUARE FEET WHERE 11,000 SQUARE FEET IS THE MINIMUM REQUIRED on 0.25 acres at 4350 Tordero Street (APN 138-04-711-012), R-E (Residence Estates) Zone under Resolution of Intent to [R-D (Single Family Residential-Restricted) Zone] Ward 4 (Brown).
73. **SUP-10072 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DE HUA DUAN - OWNER: KEN YARN YU** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 165 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1940 East Sahara Avenue (APN 162-02-811-115), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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74. SUP-10124 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD at 620 Shadow Lane (a portion of APN 139-33-401-004), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
75. SUP-10144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEON BOMBARD - OWNER: NEVADA BROOKS COOK, ET AL - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 1616 South Las Vegas Boulevard (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
76. SUP-10198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SARHAD SHABA - OWNER: MISSION SPRING PROPERTY, LLC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING ONLY) WITHIN AN EXISTING CONVENIENCE STORE AND A WAIVER TO ALLOW NO SEPARATION FROM A PARCEL ZONED OR USED FOR RESIDENTIAL USE WHERE 200 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 1102 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
77. TMP-10081 - TENTATIVE MAP - PUBLIC HEARING - HARRIS VILLAGE - APPLICANT/OWNER: B & B ASSET MANAGEMENT, LLC - Request for a Tentative Map FOR A 60-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF TITLE 18.12.100 TO ALLOW 28-FOOT WIDE PRIVATE STREETS WHERE 39-FOOT WIDE STREETS WITH ROLLED CURBS IS THE MINIMUM REQUIRED on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue (APN 140-30-701-009 and 010), C-1 (Limited Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
78. SDR-10071 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT VISTA DEVELOPMENT - OWNER: ROBINDALE/ARVILLE, L.L.C. - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW, A 16-FOOT REAR-YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.12 acres at the southwest corner of Ackerman Avenue and Durango Drive (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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79. SDR-10097 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARIES HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,551 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF THE BUILDING PLACEMENT STANDARDS; PARKING LOT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS; AND TO ALLOW A 4.5-FOOT SIDEYARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.99 acres at 8430 West Lake Mead Boulevard (APN 138-20-611-006), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
80. SDR-10108 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STANDARD II, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A RESIDENCE TO A PROFESSIONAL OFFICE AND A WAIVER OF SIDE SETBACKS, PERIMETER LANDSCAPING AND LANDSCAPE BUFFERING REQUIREMENTS on 0.32 acres at 2016 Hamilton Street (APN 139-33-301-011), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
81. SDR-10142 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JAWA STUDIO - OWNER: KETEL HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,700 SQUARE-FOOT OFFICE BUILDING AND WAIVERS TO PERMIT A 3.5-FOOT REAR SETBACK WHERE 15 FEET IS THE MINIMUM REAR SETBACK REQUIRED; AND FOR REDUCTIONS OF PERIMETER, PARKING, LANDSCAPE BUFFER WIDTH AND FOUNDATION LANDSCAPING STANDARDS on 1.01 acres at 6312 West Cheyenne Avenue (a portion of APN 138-11-801-019), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

82. ABEYANCE - TXT-8759 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.040 Conditional Uses, 19.08.040 Residential District Development Standards and 19.20 Definitions in regards to accessory structures.
83. ABEYANCE - DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the Las Vegas Downtown Centennial Plan.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

December 15, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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84. DIR-10347 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS – Election of the 2006 Planning Commission Officers.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.